

# NEW CONSTRUCTION HOME BUYER GUIDE

A practical guide to help you make an informed decision when purchasing a newly built home.



## WHAT TO CONSIDER

### ● Choose the right floor plan: Think about how you live today and in the future.

Consider bedrooms, bathrooms, office/flex space, storage, garage size, and whether a single- or two-story home best fits your lifestyle.



### ● Location

Evaluate commute times, schools, shopping, parks, healthcare, future development, traffic patterns, and long-term resale potential.



### ● HOA vs. Non-HOA

Compare monthly dues, amenities and maintenance responsibilities to determine which community best fits your needs.

### ● Compare builders

Not all builders are the same. Compare construction quality, included features, design options, warranties, customer service, and reputation—not just the base price.



### ● Builder Incentives

Ask about interest-rate buydowns, closing cost credits, design center credits, and other promotions. Compare the overall value of each offer.



## ● Upgrades

Prioritize structural options and upgrades that are difficult or expensive to add later, such as electrical rewiring, extra outlets, or expanded living areas.



## ● Warranties & Inspections

Understand the builder warranty and consider hiring an independent home inspector before closing for added peace of mind.



## ● Future Costs

Review estimated property taxes, HOA dues (if applicable), special assessments (if applicable), homeowners insurance, utilities, and landscaping costs.



## ● Construction Timeline

Ask about estimated completion dates, potential delays, financing deadlines, and interest-rate lock options.



## ● Professional Representation

Your real estate agent can help you compare builders and communities, explain contracts, coordinate inspections, and guide you through the entire process. They can serve as a liaison between you and the builder and can help look after your best interest.

# IMPORTANT REMINDER

If you plan to have your own real estate agent represent you, be sure to bring them with you on your first visit to a new home community. Many builders have registration policies regarding buyer representation during the initial visit. Since these policies vary by builder, it's always best to coordinate with your agent before visiting a community or registering online.





## QUESTIONS TO ASK THE BUILDER



- What is included in the base price? Is there a lot premium?
- Which upgrades provide the best long-term value?
- Are there HOA dues, Mello-Roos, CFDs, or other special assessments?
- What warranties are included, and how are warranty claims handled?
- Are there current financing or closing cost incentives?
- What is the estimated construction and closing timeline?
- Can I hire an independent home inspector before closing?

## FINAL TIP

Buying new construction is more than selecting a beautiful new home.

Compare builders, communities, floor plans, long-term costs, and available incentives to help ensure you make the right decision that fits your lifestyle and financial goals.

**Need help comparing new communities?  
I am a simple text or call away.  
You can reach me at (714) 917 -9894.**



**NANCY VALDEZ JAUREGUI**

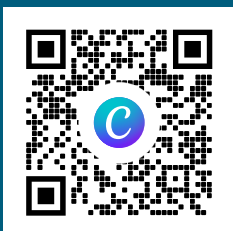
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**Scan the QR code to search for  
new construction homes!**

*Prepared as an educational resource for home buyers. Buyer to do their own due diligence and research based on their scenario.*

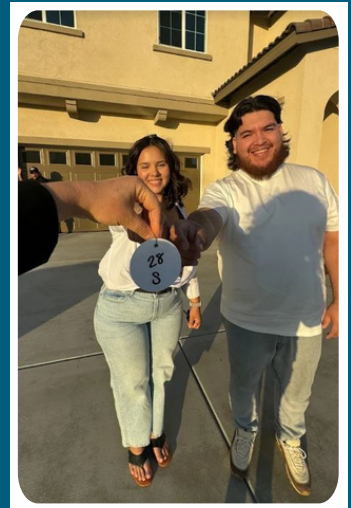
# REVIEWS

*From my clients*



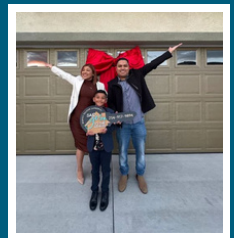
## Kevin Thorson

"Nancy is a consummate professional that has helped me with numerous transactions throughout the years having been born into the business 71 years ago with having a number of agents that I have dealt with Nancy stands far ahead of the pack"



## Steven Ziegler

"Nancy is by far a truly professional and wonderful agent. From the very start with the listing until the day escrow closed, she kept me informed on a daily basis. Nancy is friendly, informative, and VERY professional. I recommend her highly. You will not be disappointed with her on-going efforts."



## The Nueva Family

"First of all I would like to thank Nancy for helping our family with our home buying journey. Nancy was very efficient, she first asked us what are the Must haves that we want to our future home and also what are the things that can also be negotiable. We've looked onto several communities but wasn't able to find what we were looking for. Nancy here suggested if we want to look into this New Community being built, a little further away to our planned location but it might give us more in terms of pricing and lot size. So we checked it out and realized she is right. She keeps us on Reality Check! The expectation and reality of homes, as a first time home buyer are not quite aligned. We have no idea of what to look for, what to ask, what to negotiate. Having an agent that knows what she's doing and genuinely care is a big plus. She helped us, advised us and negotiate for us. Also she would be in your best interest.. any questions, any time, she will answer it for you! Having her as our agent gave us a little more peace of mind and direction to this overwhelming process. We really appreciate all the help and guidance! Thank you so much! Would recommend Nancy 200% anytime!"